

2019–2020 ANNUAL HOUSING REPORT

Placer County



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Thank you to all of our partners and regional stakeholders for your continuous efforts to help us find local solutions to our housing crisis.

Tahoe-Truckee Community Foundation
Mountain Housing Council
Sierra Business Council
Housing Trust Placer

Placer Community Foundation
Western Stakeholders Group
Homeless Resource Council of the Sierras
Tahoe Regional Planning Agency

Placer County Housing Services

To serve the diverse needs of our residents, Placer County has placed a high priority on the development of an inclusive and multi-faceted approach to addressing the accessibility of housing.



The Housing Unit

In 2017, the County Executive Office created a multi-disciplinary Housing Unit dedicated to getting more affordable housing constructed throughout unincorporated Placer. The Community Development Resource Agency is responsible for leading this task force by ensuring the County has sufficient housing supply for current and future residents, supporting desired economic development, and offsetting associated transportation-related impacts.

County Housing Goals

Increase the availability of a mix of housing types in the County for existing and future residents, students, and employees whose income cannot support the cost of market rate housing in the County;

Improve the County's overall employment growth by assisting County employers in reducing critical labor shortages of skilled workers in part driven by a lack of available housing;

Reduce vehicle miles traveled (VMT) by shortening commute distances for those who commute into Placer County for education or work, but who otherwise live elsewhere; and

Bring County housing policies into conformance with recent changes in state law

How will we meet our housing goals?

POLICIES & PLANS

Target where and what kind of development can occur

REGULATORY RELIEF

Create incentives for housing development

STREAMLINING

Expedited application and review processes for housing development

PRESERVATION & PROTECTION

Maintain and support our existing housing stock

LOCAL FUNDING STRATEGIES

Utilize both traditional and innovative approaches to generate funds for development

PLACER
HOUSING



County Housing Needs

Much like the rest of California, Placer County is facing challenges of housing affordability as well as availability. There is a shortage of housing, especially for low- to middle-income residents. Placer County has recognized the importance of taking action to facilitate the development of more housing units within the County to better provide additional housing opportunities for a wider variety of needs and incomes.

Regional Housing Needs

During this current Regional Housing Needs Assessment (RHNA) cycle, 2013–2021, the County has the responsibility of ensuring that there is sufficient land and infrastructure for 5,031 units to be built.

The RHNA is part of a statewide statutory mandate for every city and county in California to address a portion of the projected statewide housing needs.

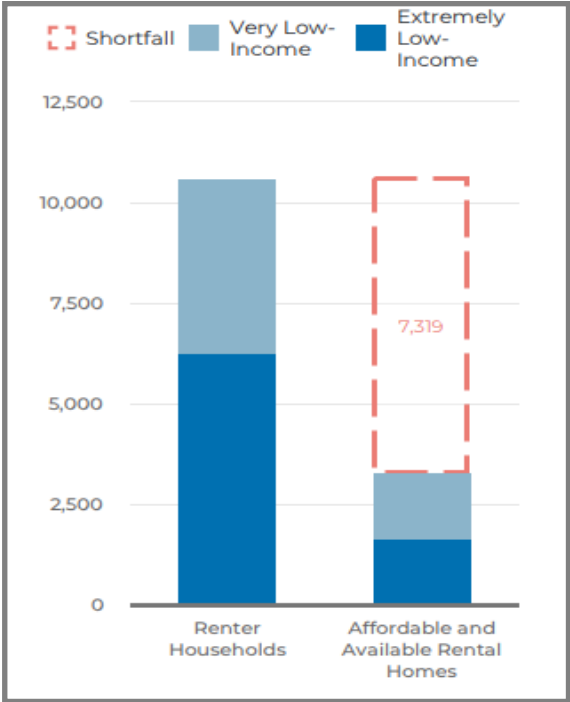
The County’s role in meeting the RHNA is to ensure that enough land is zoned to accommodate the units identified in the RHNA.

The Affordability Problem

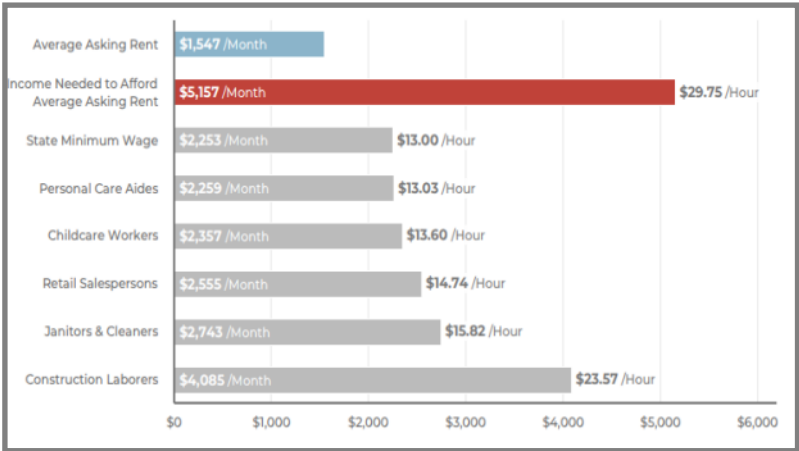
The California Housing Partnership (2020)¹ reported:

- **7,319** low-income renter households in Placer County do not have access to an affordable home.
- **79%** of extremely low-income households are paying more than half of their income on housing costs compared to just 5% of moderate-income households.
- Renters in Placer County need to earn \$29.75 per hour—**2.3 times the state minimum wage**—to afford the average monthly asking rent of \$1,547.

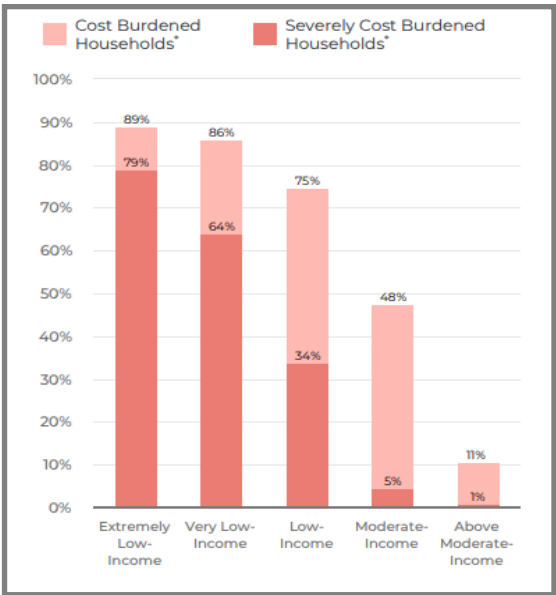
Affordable Homes Shortfall
California Housing Partnership 2020



Who Can Afford to Rent in Placer?
California Housing Partnership 2020



Cost Burdened Households
California Housing Partnership 2020



1. California Housing Partnership (2020). *Placer County 2020 Affordable Housing Needs Report*. Retrieved from: <https://chpc.net/resources-library/>

County Housing Needs (continued)

The Availability Problem

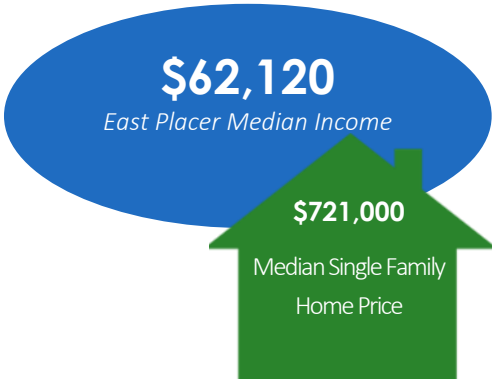
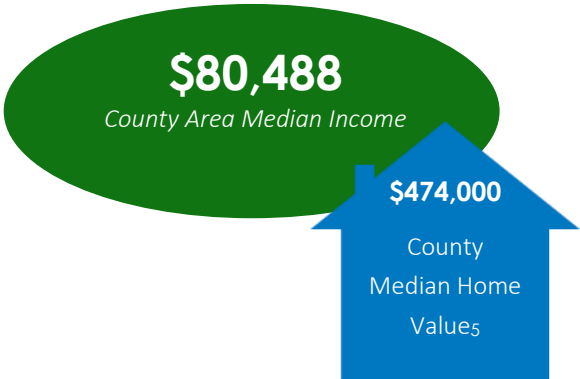
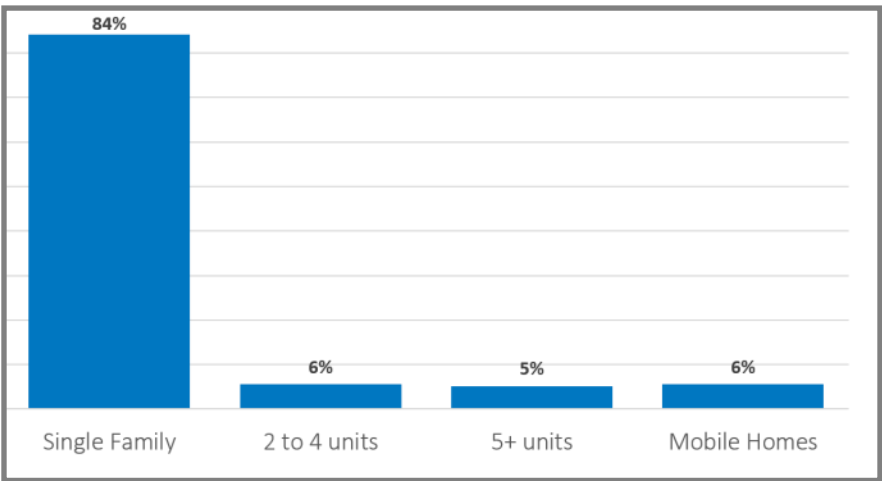
There is an average population of 398,000 people in Placer County - this is 50,000 more people reported than in 2010 and the County is continuing to grow². Roughly 169,000 housing units were reported countywide with only 57,990 total units landing in the unincorporated County³.

The lack of availability primarily applies to the Eastern Placer region - typically referring to the unincorporated areas between Donner Summit and North Lake Tahoe. There is a current population of approximately 12,000 people with an existing housing stock of 15,200 units. Since 2000, this portion of Placer County has lost approximately a third of its population due to decreasing availability of housing and affordability. Only 12% of homes are owner-occupied. This means that the majority of Eastern Placer homes serve as second homes being used for vacation rentals, long-term rentals, or ultimately left sitting vacant for most of the year.

Overview of the Unincorporated Placer Housing Stock³

- **57,990** total housing units in unincorporated area
- **13%** of these homes are more than 50 years old
- **58%** of these units are owner-occupied
- Renters account for **15%** of occupancy within these housing units
- Meanwhile, the remaining **27%** are vacant

Percentage of Total Housing Units by Type Unincorporated Placer County ⁴



2. U.S. Census Bureau (2019). *QuickFacts Placer County, Ca*. Retrieved from: <https://www.census.gov/quickfacts/placercountycalifornia>

3. PlaceWorks (2020). *County of Placer Housing Element Update: Community Workshop* [12-17]

4. California Department of Finance, Table e-5, 2019;; *California Department of Finance*, Table e-5, 2019

5. Placer County (2018). *Placer County Community Profile*. Prepared by Esri. Retrieved from: https://www.placer.ca.gov/DocumentCenter/View/34539/Community_Profile_Placer-County--2519?bidId=

Housing Support Services

Placer County Adult System of Care

The Adult System of Care assists adults by providing mental health services, substance abuse treatment, and in-home supportive services. The Adult System of Care manages two types of housing programs: transitional and permanent supportive housing. Both of these programs are designed to provide housing and supportive services to Placer County residents who have a diagnosed mental illness and/or other co-morbid disabilities.

Homelessness in Placer County

In coordination with the Homeless Resource Council of the Sierras, Placer County performed a Point-in-Time Count of individuals experiencing homelessness, both sheltered and unsheltered. A point-in-time count is only a snapshot reflecting those persons identified as homeless on one given night—it is not an absolute number. Many people move in and out of homelessness throughout a year.

During the 2020 Point-In-Time Count, more than 700 individuals were experiencing homelessness in Placer County. Since 2019, the number of people experiencing homelessness within the County increased from 614 to 744. While 46% of the individuals counted were in emergency shelter or transitional housing on the night of the count, more than 400 people reported living on the streets or in some other place that is unfit for human habitation⁶.

Further results of the count indicate the following demographic characteristics of the individuals interviewed;



35%

With a serious
mental illness



21%

With a substance
abuse disorder



12%

Veterans



18%

Who have lived in foster
care or group homes



16%

Currently fleeing domestic
violence, sexual assault, or
other harassment

Other Special Needs Groups

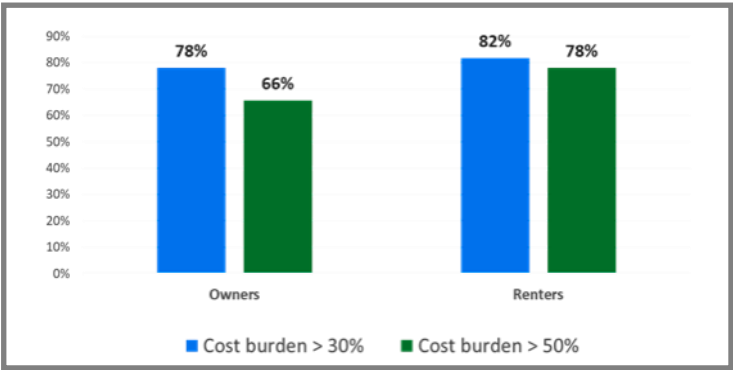
Affordable housing is critically needed not only for those who are now homeless, but also for households that are at immediate risk of homelessness due to eviction or the inability to pay market rate rent.

Reaching our goals requires concerted action to address a chief root cause of homelessness—the lack of affordable housing opportunities for the lowest income households.

There are many special needs groups that the County has identified and is actively taking steps to serve. They include, but are not limited to:

- Persons with Disabilities
- Seniors (Ages 65+)
- Farmworkers
- Large Family Households
- Female-Headed Households
- Extremely Low-Income Households

Housing Cost Burden of Extremely Low-Income Households⁷



Extremely low-income households are defined as having less than 30% of the County's Area Median Income.

6. Homeless Resource Council of the Sierras. 2019. 2019 Point-In-Time Count Results. Retrieved from: <https://www.hrcscoc.org/point-in-time-count.html>

7. PlaceWorks (2020). County of Placer Housing Element Update: Community Workshop [24]

2019–2020 Program Accomplishments

Placer County has been building a strategic and programmatic movement for the facilitation of more housing opportunities for a wider variety of incomes. Under a focused approach toward affordable housing development, the County has been setting the foundation necessary to achieve its Housing Element goals. Here are just a few highlights from the 2019-2020 program year:

- Established the Western Housing Stakeholders group
- Secured funding for construction of 79 affordable units by Mercy Housing on Placer County Government Center campus - expedited processing and expected completion of October 2021
- Secured funding for construction of 56 affordable units in Schaffer's Mill by Neighborhood Partners - expedited processing and approved for construction July 2020
- Completed Housing Finance and Investment Strategy
- Purchased an 11-acre property near Tahoe City for achievable housing development—Dollar Creek Crossing
- Engaged regional stakeholders in the Tahoe-Truckee region in support of housing initiatives
- Garnered Board of Supervisors approval of 3-year contract with Mountain Housing Council in March 2020
- Collected full repayments on housing loans that matured in 2019
- Completed and submitted all required grant management and other State required housing reports
- Completed annual multi-family and owner occupancy monitoring
- Approved Sunset Area Plan/Placer Ranch with affordable housing
- Received 20 additional HUD Mainstream housing vouchers to serve low-income individuals with disabilities
- Provided housing support and rental subsidies to 55 low-income homeless/at risk of homeless families through our CalWORKS Housing Support program
- Received a 2 year, \$825K Bringing Families Home grant to serve homeless/at risk of homeless
- Conveyed Sabre City surplus land—proceeds have gone to Housing Public Trust Fund to spur other achievable housing projects. Buyer/developer is required to dedicate 25% of housing units to lower income households
- Selected a master developer for the Placer County Government Center
- Supported the formation of a new private trust fund *Housing Trust Placer* in support of affordable housing development
- Awarded \$310,000 for the development of an Accessory Dwelling Unit (ADU) Incentive Program, the analysis of economic barriers and benefits of infill housing development, Housing Trust Placer launch, and Housing Element Update
- Board committed \$250,000 to the County's Housing Trust Fund for a pilot program that will accelerate housing production
- Implemented online resources for residential permitting, online appointments, and a Placer County Chat Assistant through e-services portal on the website
- Created preliminary pre-development application in compliance with SB 330 legislation



2013–2021 RHNA Requirement Dashboard

Placer County RHNA 2013–2021			
Income Category	RHNA Allocation (units)	Units built 2013–2018	Total RHNA Remaining 2019–2021
Very Low	1,365	36	1,329
Low	957	86	871
Moderate	936	115	821
Above Moderate	1,773	1,756	17

554

Total Housing Applications Submitted⁹*

619

Housing Units Approved in 2019⁹

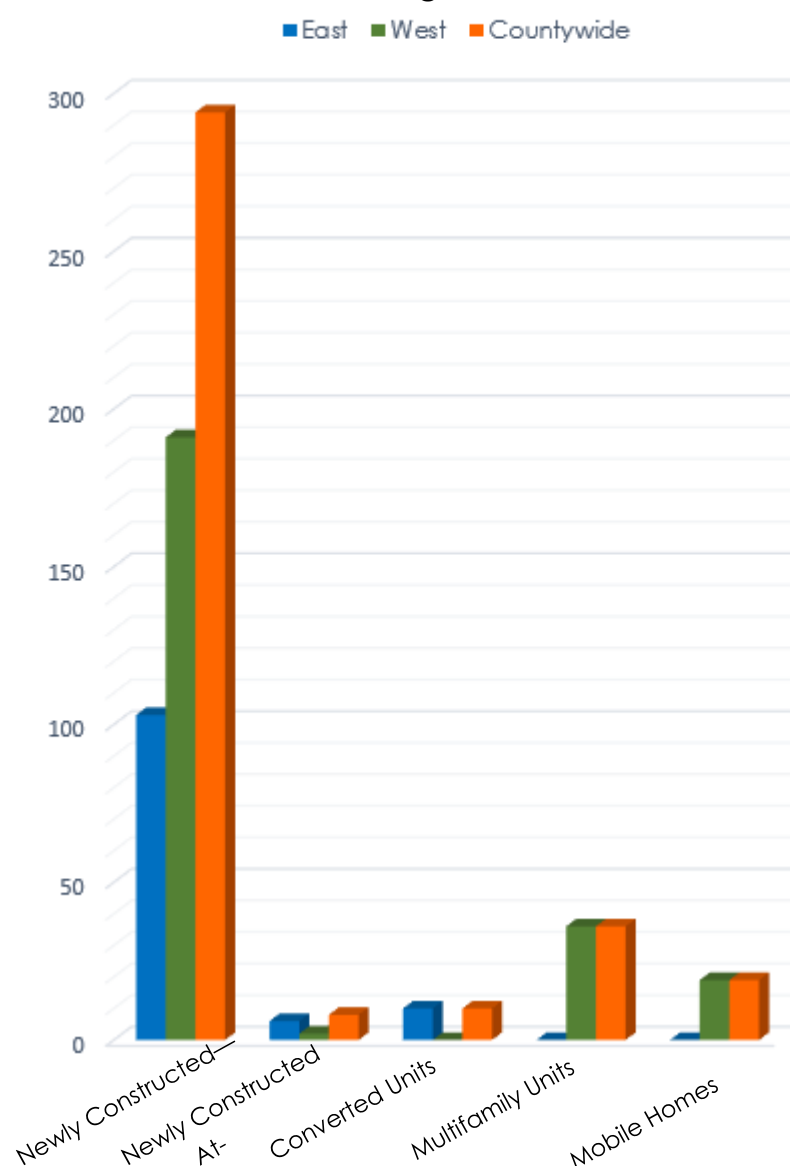
135

Units soon to be in construction

Housing Units Gained in Placer County 2019⁸

	East	West	County
Newly Constructed - Detached	103	191	294
Newly Constructed - Attached	6	2	8
Converted Units Gained	10	0	10
Multifamily	0	36	36
Mobile Homes	0	19	19
Total Units	119	248	367

Total Housing Units Built 2019⁸



8. CA Department of Finance. Housing Unit Change Form; Housing Units Gained 1/1/19–12/31-19.

9. Placer County 2019 Annual Housing Element Progress Report. Placer County, CA: Community Development Resource Agency.

eServices

In 2019, the Community Development Resource Agency (CDRA) launched its eServices program, offering continuous online access to services that typically require visiting a CDRA office. eServices allows developers with commercial and residential projects to apply for permits and more from anywhere 24/7, 365 days a year. Permit review and approval is conducted electronically, and inspectors can complete remote or in the field building inspections.

In addition to submitting applications for residential and commercial development projects online, the eServices digital suite allows customers to look up zoning requirements, ask related questions via the Ask Placer chatbot, apply for permits and more from the comfort of their home or business.

When CDRA had to face the task of closing their doors in response to COVID-19, the County's e-services allowed the department to continue working. Applications for building and planning permits in Placer County increased in March through the County's online portal despite the public counter closure. Permit applications for residential and commercial development projects increased 10% in March from February, thanks to the eServices portal which provides a variety of functions available 24/7. To date there have been approximately,

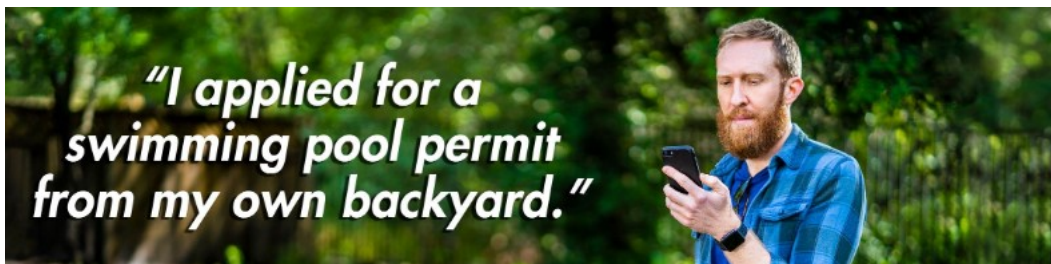
8,086 Total Building Permits Issued 2019-2020

2,791 Online Building Permits Issued 2019-2020

Over **100** Zoning Inquiries

Over **9,500** customer questions

Over **3,000** hours saved!



Projects and Programs

Placer County is actively working to achieve its Housing Element goals by creating opportunities for housing to be built that is affordable to working families and close to employment. This year, the County will see the addition of 135 new units and the implementation of several new programs to support the region’s growing population. Read more about a few of the upcoming County projects and programs below.

Upcoming Projects

Soon to be in Development

- Mercy Housing - 79 units
- Shaffer’s Mill - 56 units

In Planning and Design

- Placer County Government Center
- Dollar Creek crossing
- King Beach Center and Eastern Gateway



Infill Development Strategy

Consistent with Placer County’s General Plan, the County is aiming to concentrate new growth within existing communities emphasizing infill development, stronger use of existing development, and expanded services. It is the County’s goal to bolster our individual communities to become more complete, diverse, and balanced, as a County.

In order to encourage infill development, the County continues to amend County zoning codes and aggressively pursue all funding sources to facilitate affordable housing and mixed-use development.



Residential Deed Restriction Program

A Pilot Program of Placer County

This program is being created to incentivize homeowners and real estate buyers/sellers to deed restrict their property to help Placer meet affordable housing goals as well as preserve housing stock for the local resident workforce within the community.

Our goal is to promote affordable workforce housing for those living in or commuting to Placer County. The program aims to address the diversity of housing challenges faced in different regions of unincorporated Placer County.



Rental Assistance Program

Placer County will be administering \$500,000 in funding received through the HOME Investment Partnerships Program with the Placer County Housing Authority to provide rental, security deposit, and utility deposit assistance. This program will initially serve renters whose ability to cover their rent has been compromised by the COVID-19 pandemic.



ADU

Accessory Dwelling Units (ADUs) — also known as secondary dwelling units, granny flats, in-law units, etc. — have been identified by the State as innovative, affordable, and effective options to add housing in California. These units provide flexible housing options to potential renters and homeowners. They typically cost less than other types of housing, provide convenient housing for family members, help ease a severe rental housing deficit, maximize limited land resources and existing infrastructure, and assist homeowners with supplemental income.

In response to recent changes in State law, the County Planning Division of the Community Development Resource Agency has prepared a new ordinance, approved by the Board of Supervisors June 2020. The County has an ongoing effort with the Tahoe Regional Planning Agency (TRPA) to establish more flexible ADU requirements and regulations for development.

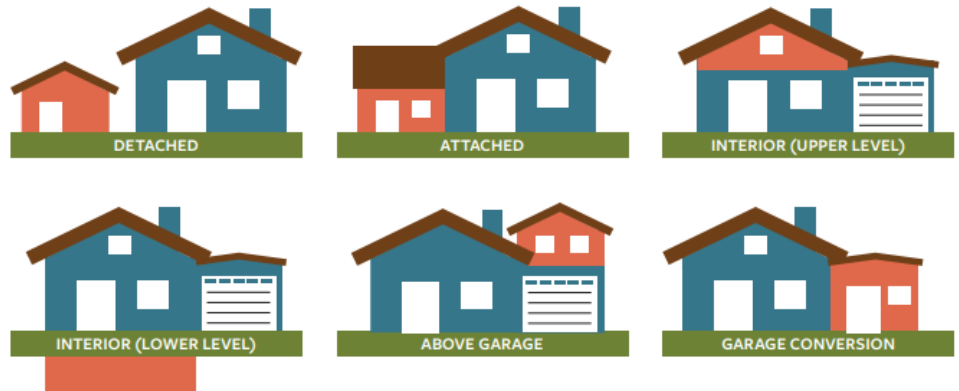
ADUs in Placer County

Placer County identified accessory dwellings as a strategic solution to meet County housing goals in the 2018 Housing Strategy and Development Plan because they help increase the housing supply and provide an affordable option for many low- to middle-income residents. The County has an ongoing effort to encourage the development of ADUs. Eliminating common barriers that homeowners face in ADU development, as well as growing public awareness about the importance of ADUs, has been critical.

As of 2019, homeowners who created ADUs without the required building permits have the opportunity to bring their ADUs into compliance. These existing units may be eligible to pursue permits if they otherwise meet the requirements of the new ordinance and meet all building codes.

ADUs come in many shapes and styles. They offer a variety of benefits to the community including:

- Affordable housing
- Source of income
- Independent option to keep family close
- Increased property value



AARP. 2019. *The ABCs of ADUs; A guide to Accessory Dwelling Units and how they expand housing options for people of all ages.*

Online Second Unit Resource Center

A program of Placer County that provides information and tools to make it easier for homeowners to build ADUs, to help increase the supply in the County.

- Webpage
- Dedicated staff to assist with the process
- Inspiration Book
- Preapproved plans
- “How to” Workbook
- Cost Calculator
- (ROI) Rent Calculator
- Electronic Plan Submittals



FUNDING & FINANCING

Affordable Housing Investments

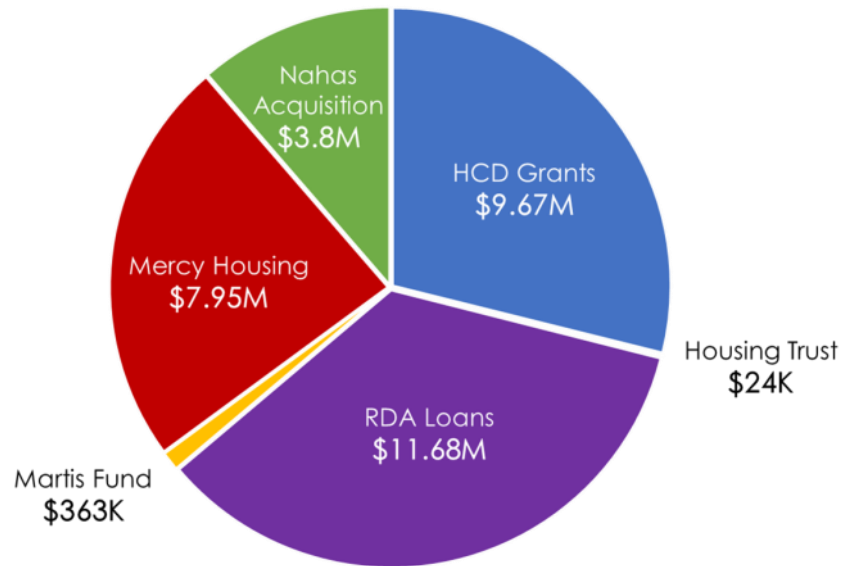
Placer County has invested a total of \$33,487,087 since 2008 to facilitate the preservation and production of housing in the unincorporated county, resulting in approximately 764 affordable housing units and 4 group homes. Placer County was awarded \$9,670,616 in HCD grants that were allocated towards various housing projects such as: Advocates for Mentally Ill Housing, Roseville Home Start, Lazarus House, and Kings Beach Housing.

Loan Portfolio

In 2019, the County invested nearly \$7.95 million into the Mercy Housing project and \$3.8 million into the Nahas property acquisition.

Previously, the County Redevelopment Agency (now defunct) issued \$11,678,609 in loans for the Quartz Ridge housing development in North Auburn (2014), Kings Beach Housing in Tahoe (2010), and the Sunset Area. \$24,462 came from the Housing Trust for projects such as Sawmill Heights (2010) in the Truckee area. The County also assisted the Martis Fund Homebuyer Assistance Program by allocating \$363,400 to support the opportunity for workforce housing.

County Affordable Housing Investments



Funding Received

- Awarded \$500,000 from AB101 for housing acceleration funding
- Awarded \$250,000 for first time homebuyers and tenant based rental assistance from the California Department of Housing and Community Development
- Awarded \$310,000 for the development of an Accessory Dwelling Unit (ADU) Incentive Program, the analysis of economic barriers and benefits of infill housing development, Housing Trust Placer launch, and Housing Element Update
- Board committed up to \$500,000 to the County's Housing Trust Fund for a pilot program that will accelerate housing production such as ADU construction financing, homebuyer assistance program, or workforce housing preservation program
- Awarded \$2.4 million over five years to support lower income housing predevelopment loan and buyers assistance program

\$1.9 Billion Available in HCD Funding during 2020

The state Department of Housing and Community Development (HCD) has made approximately \$1.9 billion available between January 2020 and December 2020 to support local efforts in construction, preservation, infrastructure enhancements, research, and program development in their facilitation of housing, economic, and community development. The County will be applying and competing for all available funding.

Public Housing Trust Fund

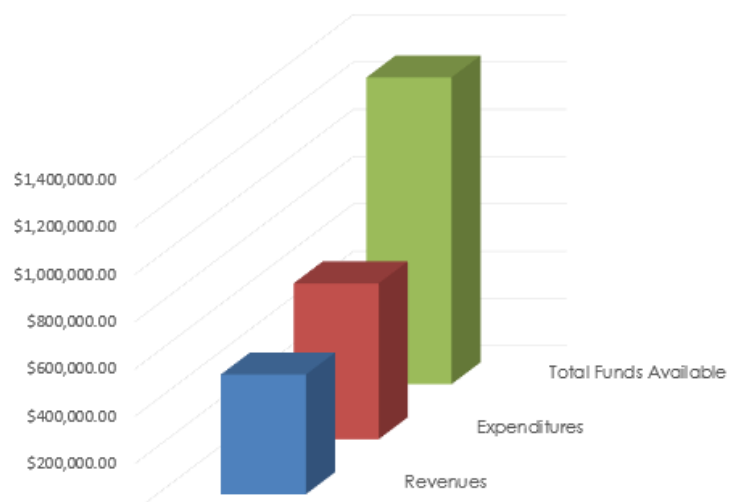
The Placer County Housing Trust Fund program is designed to expand and improve the supply of decent, safe, sanitary, and affordable housing. It is funded by the payment of in-lieu fees and may be used for the production or preservation of affordable housing.

As of May 2020, the County's Housing Trust Fund had a balance of almost \$1.85 million. Of that balance, \$556,000 is reserved for Shaffer's Mill workforce housing fee payments. The remaining \$1.29 million in the public trust fund is unreserved and split between the Eastern and Western parts of the County. There is approximately \$1.19 million available for housing projects in Western Placer and \$106,000 for projects in Eastern Placer.

In the past year, Placer County has used \$659,000 from the Public Housing Trust toward the acquisition of the Nahas property in Tahoe to support the development of much-needed workforce housing in the North Tahoe area. Funds to pay for the Mercy Housing project will be taken out of the cumulative balance of funds designated for Western housing projects.

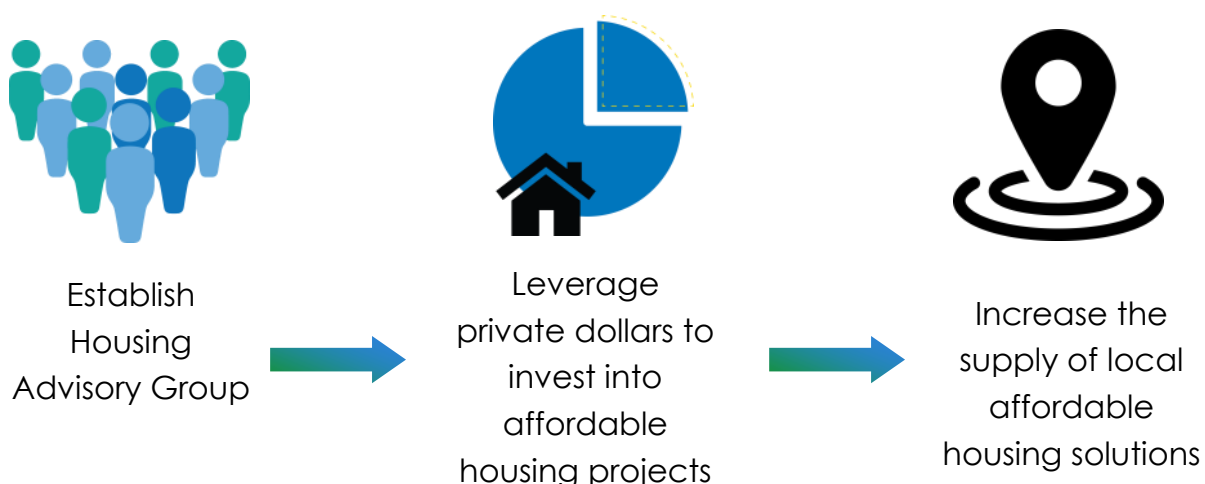
Notably, nearly \$490,000 was added to the trust fund from the sale of County surplus property at Sabre City with an added stipulation that 25% of housing units built in the future will be for lower income households. The proceeds of this sale were placed back into the Housing Trust Fund to spur other achievable housing projects.

County Housing Trust Fund Summary¹¹



Private Housing Trust

In November 2019, the Board of Supervisors supported the establishment of a Private Housing Trust to help accelerate housing construction. It would be managed independently without County Board or staff acting on its board of directors. Additionally, the County will establish a housing advisory group to identify available sites or affordable housing projects that would merit review and consideration of the Board of Supervisors.



2021–2024 Housing Program Work Plan

In 2017, the Placer County Board of Supervisors approved a series of tasks that comprised the County's first Annual Housing Work Plan. Every year thereafter, the work plan has been updated and revised in order to identify the best ways that the County can improve local controls to address the housing crisis and state requirements. The 2021–2024 work plan approaches the problem by targeting four focused areas:

- Advancing housing policy to instill adaptive regulations to make building easier;
- Creating more incentives to build affordable and workforce housing;
- Advocating for private, state and federal housing development assistance; and
- Furthering partnerships for meeting regional housing needs.

Funding and Resources

Task	Detail	Agency/ Dept	Est. FTE	Est. Costs	Status/ Est. Timeline
Infill Infrastructure Grant Application (IIG)	\$3.9 million in support of affordable housing infrastructure needs	CDRA	<0.1	N/A	Pending Award Notification
Community Development Block Grant Application (CDBG)	Up to \$110,00 million in support of affordable housing and economic development	CDRA	<0.1	N/A	Submitted
Local Early Action Planning Grant Application (LEAP)	\$500,000 to assist with local sewer planning and design for housing in North Auburn area	CDRA	<0.1	\$500,000	Submitted
Application to CalTrans for SB1 funding	\$106,000 for a Mobility and Infill Analysis for green house gas (GHG) reduction	CDRA	<0.1	N/A	Pending award information
Transit Occupancy Tax (TOT)	Potential funds available to purchased deed restrictions, offset impact fees or construct ADUs if the North Lake Tahoe Tourism Business Improvement District is formed.	CDRA	<0.1	\$500,000 from TOT	Under review
First Time Home Buyer/Rental Assistance Program	This program will initially serve renters whose ability to cover their rent has been compromised by the COVID-19 pandemic	CDRA & HHS	.02	\$500,000	HCD funding approved Launching Fall 2020
Support Housing Trust Placer	Provide support in development of potential programs and funding mechanisms including grant assistance	CDRA & HHS	0.05	\$500,000 for affordable housing development program	Ongoing

Advocacy, Community Engagement, & Communication

Task	Detail	Agency/ Dept.	Est. FTE	Est. Costs*	Est. Timeline / Status
Marketing & Stakeholder Engagement	Ongoing outreach strategies to advocate for County housing goals, measure support, and gather feedback	CDRA	0.2	\$10,000	Ongoing
FlashVote Support	Developing and releasing mobile surveys to gather data on community needs	CDRA & PIO	.02	N/A	Ongoing
Home Show Participation	Working with the Auburn homeshow producers to secure an exhibit and presentation space to provide ADU information to attendees.	CDRA & PIO	.01	\$7,500	September 2020
ADU Online Resource Center	Includes webpage, testimonials, inspiration book, and more	CDRA, IT & PIO	.03	\$87,000	July 2020
ADU Marketing Outreach Strategy	Develop branding and messaging for Placer County's ADU marketing efforts	PIO	.01	\$12,500	TBD
Regional Partnerships	Work regionally with stakeholders to ensure varying interests are represented and solutions are supportive of regional housing needs	CEO & CDRA	.02	N/A	Ongoing

Advancing Housing Policy & Adaptive Regulations

Task	Detail	Agency/Dpt.	Est. FTE	Est. Costs*	Est. Timeline / Status
Housing Code Update	Amendments to the General Plan, Zoning Ordinance, and Zoning Map Combining Districts to update County development standards and design guidelines for multi-family and mixed use development	CDRA	.1	\$273,000	December 2020
Tahoe Basin Area Plan Housing Amendments	Area Plan amendments to reduce constraints on housing in Tahoe Basin	CDRA	0.1	-	December 2020
2021–2029 Housing Element Update	State mandated updated to the General Plan Housing Element to facilitate housing	CDRA	.5	\$375,000	May 2021

Housing Development & Incentive Programs

Task	Detail	Agency/ Dept.	Est. FTE	Est. Costs* & Source	Est. Timeline / Status
Workforce Housing Preservation Program	Placer County staff will describe a proposed deed restriction program to preserve existing housing stock for the workforce to serve the tourism and local economies and sustain viable year-round communities.	CEO	0.5	\$500,000 in 1 st year. Goal is up to \$2.5M per year thereafter	Preparing for June 23 BOS meeting
Tahoe Center Temporary Parking Waiver Ordinance	Temporarily suspend parking requirements in Tahoe Area Town Centers in support of commercial and housing development	DPW, CDRA, & HHS	.02	\$0	Fall 2020
Hotel/Commercial to Residential Conversion Project	Addresses existing housing shortage and overcrowding as well as an anticipated post pandemic increase in homelessness	CDRA	.02	\$5M in Cares Act funding	December 2020
Infill Development Strategy	Prepare ordinance and implementation program informed by Urban3 study and recommendations to support new growth within existing communities where infrastructure exists	CDRA	.05	\$67,960	Complete Ordinance Spring 2021
Housing Impact Fee Update	Update Impact Fees to be proportional and assessed based on size of unit	DPW & CDRA	.03	-	Summer 2021
Mercy North Auburn	3.7-acre, 79-unit affordable housing development at the Placer County Government Center (PCGC)	DFM, HHS, CDRA, DPW, Counsel, & CEO	.5	\$38M - Tax Credits, NPLH, HTF, County Land and EIR	Complete and Occupancy Fall 2021
Schaffer's Mill	An addition of 56 units affordable to lower income levels to accommodate local workforce housing	CDRA & DPW	.02	\$16M in AHSC Funding, \$5M in Tax Credits	Complete and Occupancy 2022
ADU Construction Program	Dedicated staff to assist homeowners with development process, inspiration book, pre-approved plans, Cost and ROI calculator, electronic plan submittals, and funding.	CDRA	0.35	\$108,000	In Process
Dollar Creek Crossing	Potential 11.7 acre achievable housing development outside of Tahoe City	DFM, CEO, & CDRA	< .25	TBD project cost, current study cost is estimated at about \$180K	Studies and analysis
PCGC Development	Potential multi-acre achievable housing and mixed-use development area at the Placer County Government Center	DFM & CDRA	<.25	TBD project cost, current study cost is estimated at about \$280K	Initial feasibility and potential funding sources
North Auburn Co-Housing	Potential 5-acre achievable co-housing development at the west side of the PCGC	DFM & CDRA	<.25	TBD	Initial Study Phase
Surplus Land	Potential sale of County surplus lands to generate funds for other housing projects	DFM, CEO, & CDRA	<.25	Sale proceeds will generate a funding source for other projects	Ongoing
Housing Opportunity Sites	Working with private property owners of identified Housing Opportunity Sites on possible housing development	CDRA	0.75	N/A	Ongoing
Tahoe Conservancy sites for workforce housing	California Tahoe Conservancy (CTC) proposed asset lands. Project to follow Tahoe Basin Area Plan amendments	CDRA	0.02	None	Ongoing



For more information and updates on the latest housing projects,
visit our website at:

Placer.ca.gov/Housing

You can also sign up for our FlashVote Surveys and Housing Program Updates!

